
S-3865
BIERY MINOR SUBDIVISION, REPLAT OF LOT 1
Primary Approval Extension Request

STAFF REPORT
September 29, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

Sorensen Real Estate, LLC (represented by Joe Coutts of C & S Surveying), is requesting a 2-year extension of the conditional primary approval originally granted September 20, 2006. This 3-lot replat of an existing 5.94 acre lot is located on the northeast side of New Castle Road, just south of SR 38, in Sheffield 7(NW)22-3.

STAFF COMMENTS:

The initial 5-year primary approval for this industrial subdivision (zoned I3) has just expired. This extension request was submitted prior to the expiration date of September 20. Staff is not aware of any changes concerning the original circumstances for this plat. City sanitary sewer is available to all the lots, and water will come from individual wells.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3865.)

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. A utility easement to allow water service in favor of Lot 2 from the water well on Lot 3. A new well will be installed for Lot 1.
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

6. “On-site sewage disposal systems shall not be allowed for any Lot in this subdivision.”